

TOWER UNITS

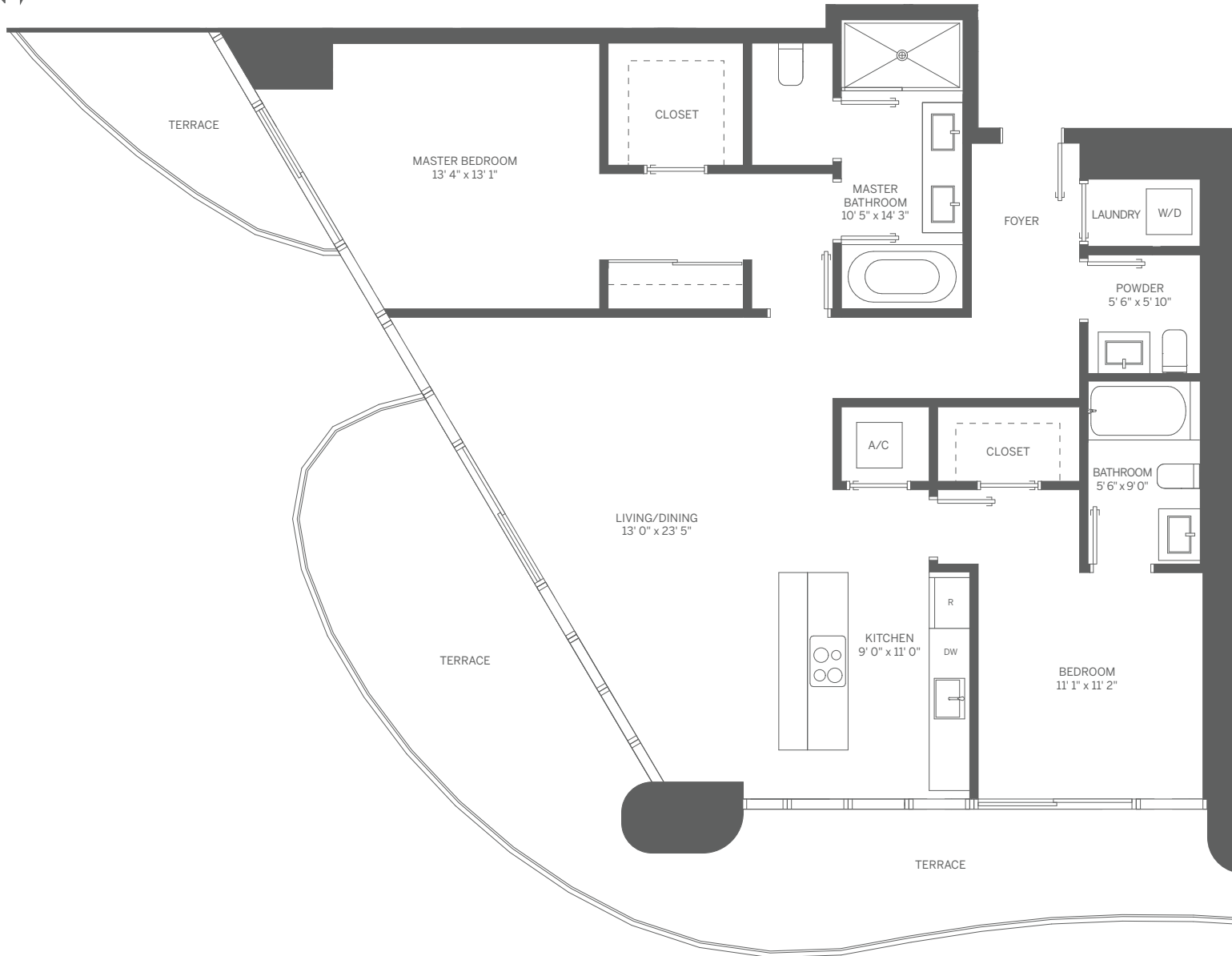
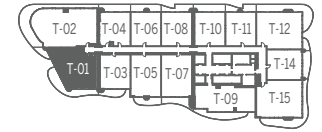
KEY PLAN

LEVELS 19-49



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

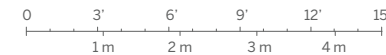


TOWER UNIT 01 2 BEDROOM / 2.5 BATH

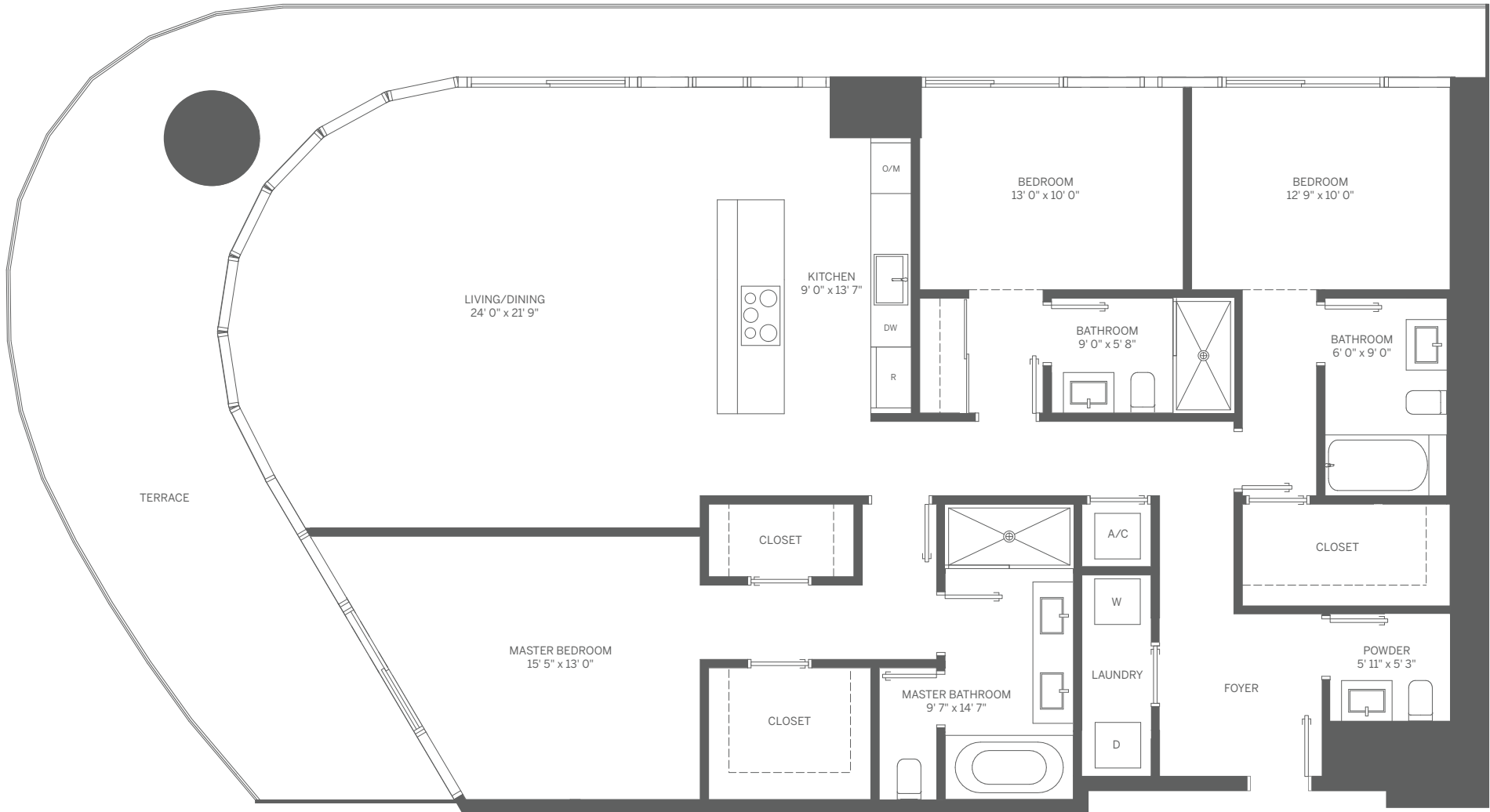
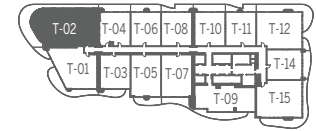
INTERIOR: 1,401 SF / 130 m²

TERRACE: 474 SF / 44 m²

TOTAL: 1,875 SF / 174 m²



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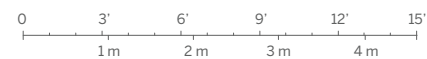


TOWER UNIT 02 3 BEDROOM / 3.5 BATH

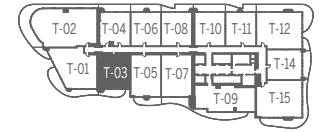
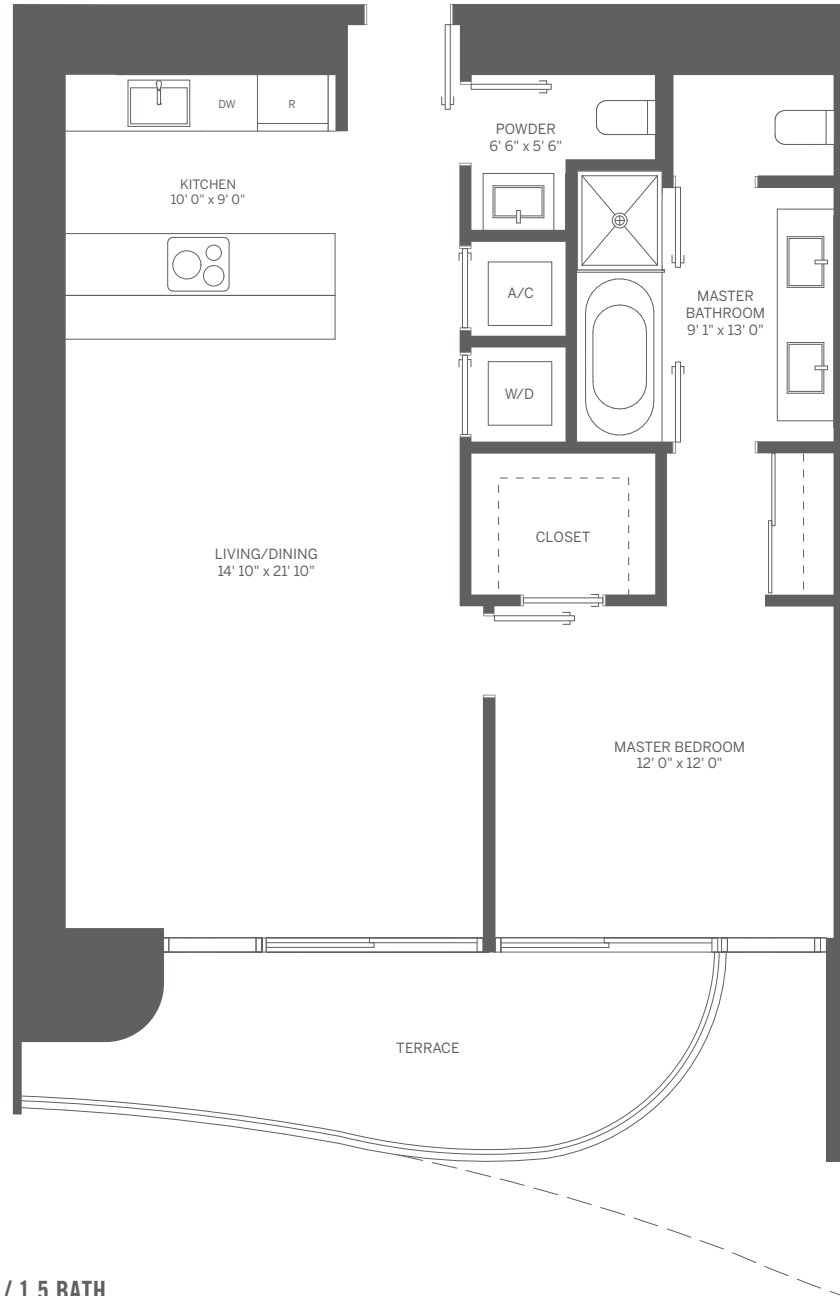
INTERIOR: 2,025 SF / 188 m²

TERRACE: 628 SF / 58 m²

TOTAL: 2,653 SF / 246 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,922 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



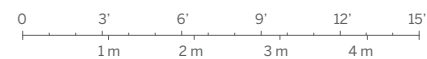
Note: Terrace: 140 SF / 13 m² on Odd Floors
 Terrace: 211 SF / 20 m² on Even Floors

TOWER UNIT 03 1 BEDROOM / 1.5 BATH

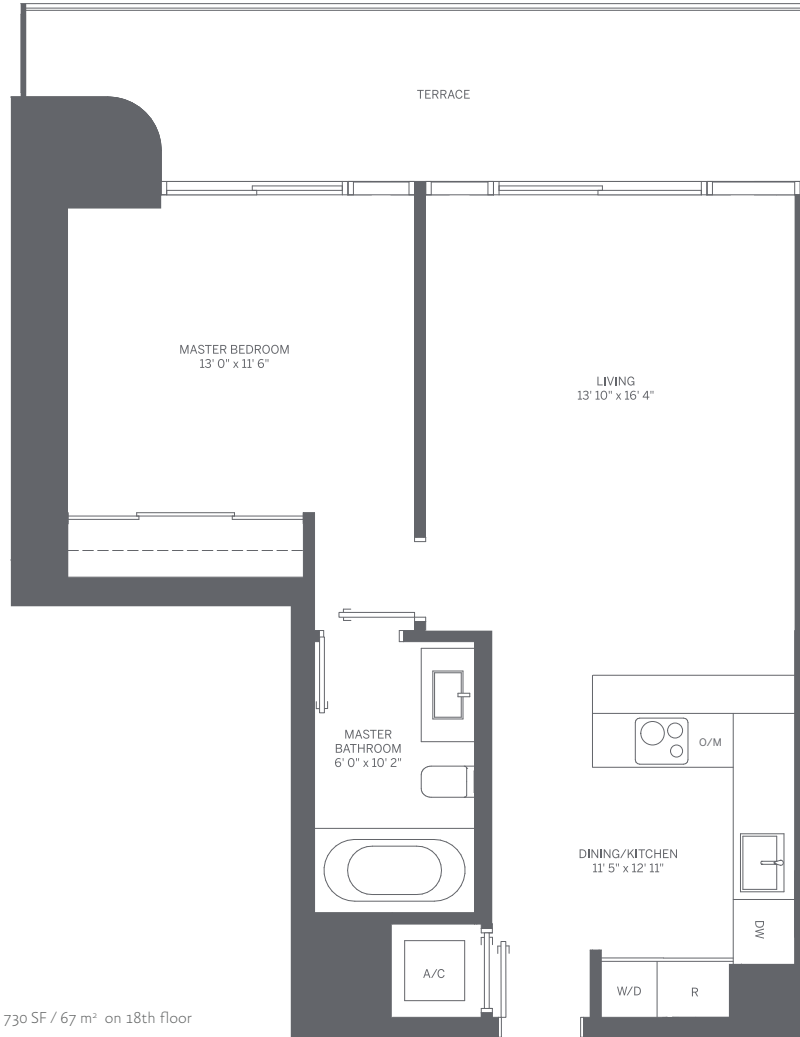
INTERIOR: 901 SF / 84 m²

TERRACE: 140 SF / 13 m²

TOTAL: 1,041 SF / 97 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 838 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Interior: 730 SF / 67 m² on 18th floor

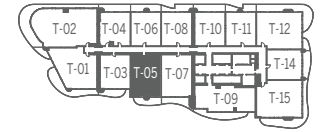
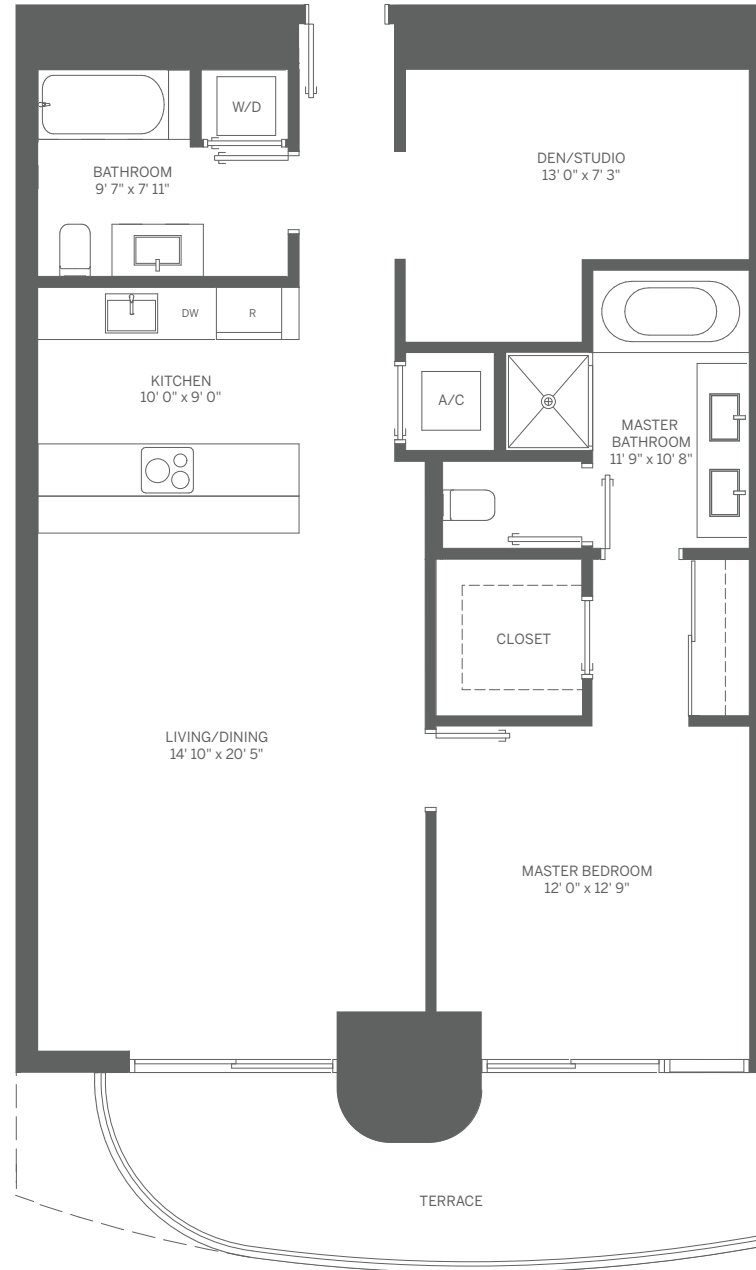
TOWER UNIT 04 1 BEDROOM / 1 BATH

INTERIOR: 737 SF / 68 m² TERRACE: 178 SF / 17 m² TOTAL: 915 SF / 84 m²



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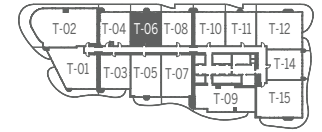
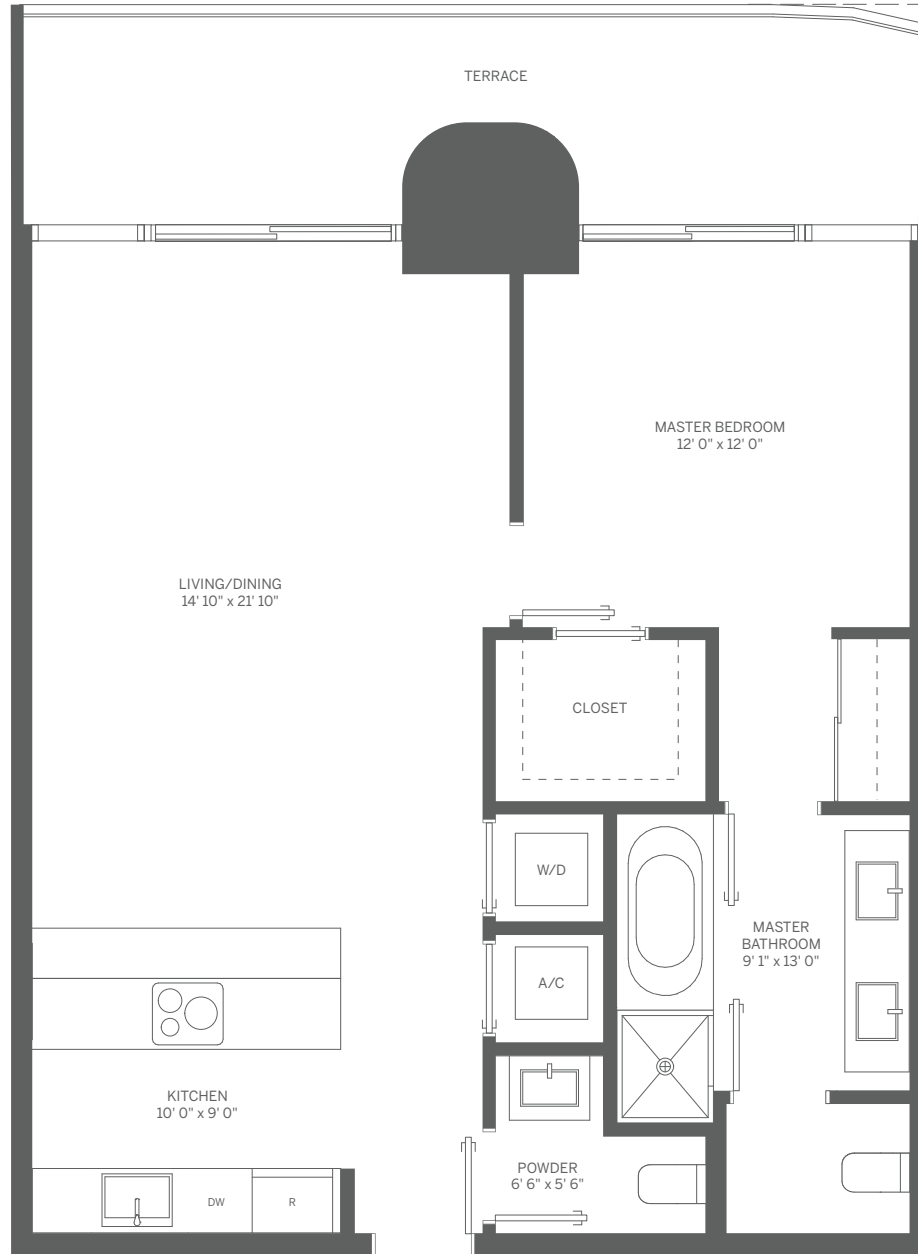
Note: Terrace: 163 SF / 15 m² on Odd Floors
 Terrace: 184 SF / 17 m² on Even Floors

TOWER UNIT 05 1 BEDROOM + DEN / 2 BATH

INTERIOR: 1,107 SF / 103 m² TERRACE: 163 SF / 15 m² TOTAL: 1,270 SF / 118 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,026 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

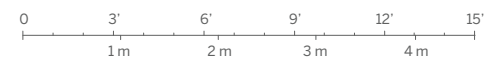


TOWER UNIT 06 1 BEDROOM / 1.5 BATH

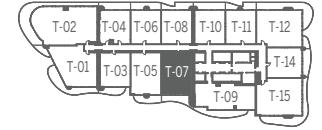
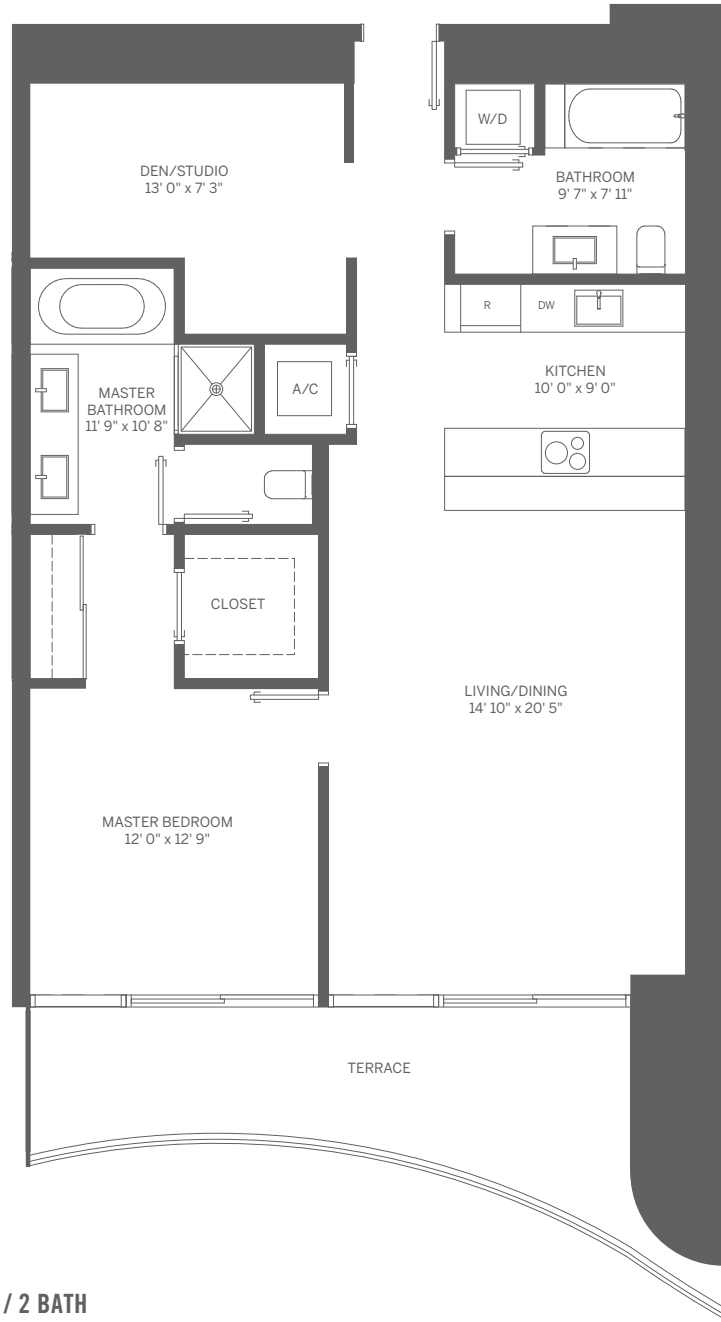
INTERIOR: 898 SF / 83 m²

TERRACE: 168 SF / 16 m²

TOTAL: 1,066 SF / 99 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 829 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

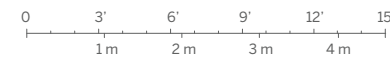


TOWER UNIT 07 1 BEDROOM + DEN / 2 BATH

INTERIOR: 1,107 SF / 103 m²

TERRACE: 171 SF / 16 m²

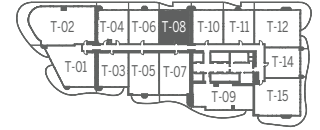
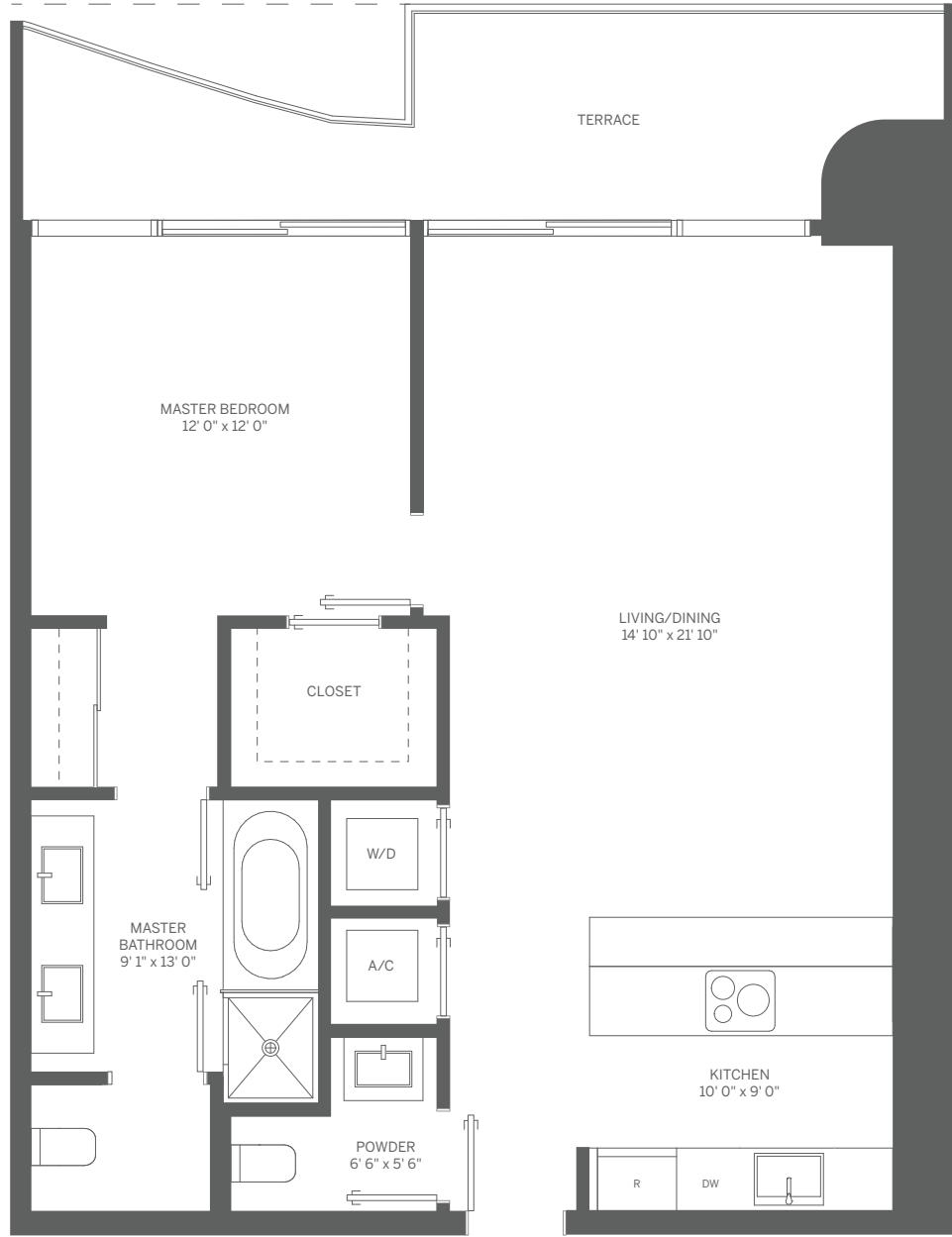
TOTAL: 1,278 SF / 119 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,037 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 183 SF / 17 m² on Odd Floors
Terrace: 153 SF / 14 m² on Even Floors

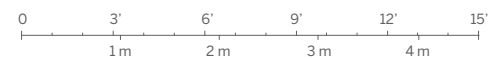


TOWER UNIT 08 1 BEDROOM / 1.5 BATH

INTERIOR: 906 SF / 84 m²

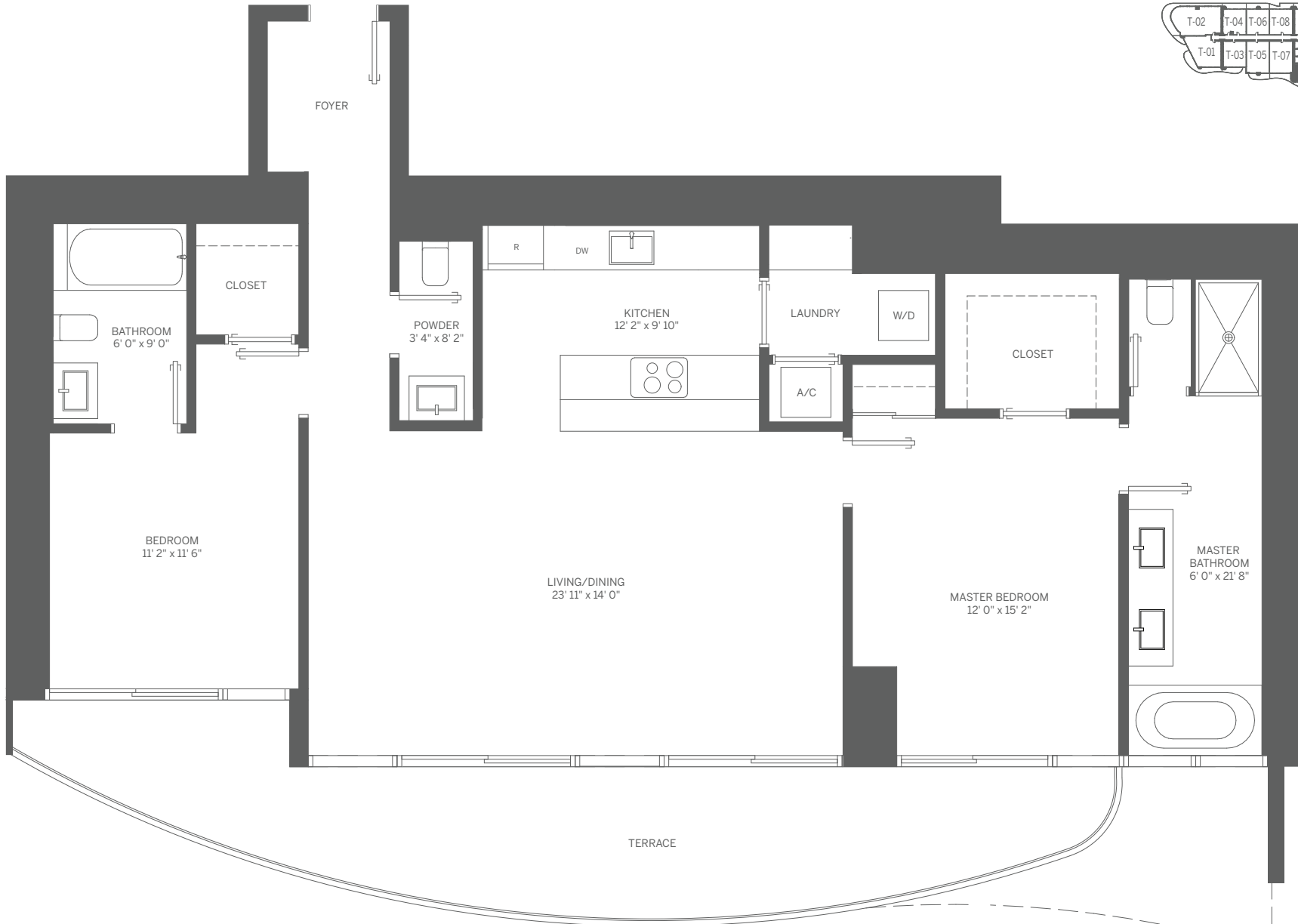
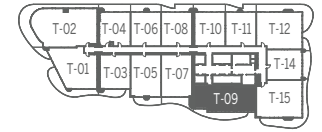
TERRACE: 153 SF / 14 m²

TOTAL: 1,059 SF / 98 m²



BRICKELL FLATIRON

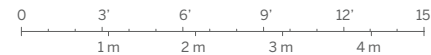
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 839 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



TOWER UNIT 09 2 BEDROOM / 2.5 BATH

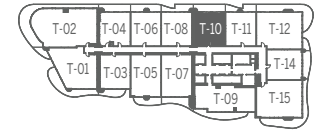
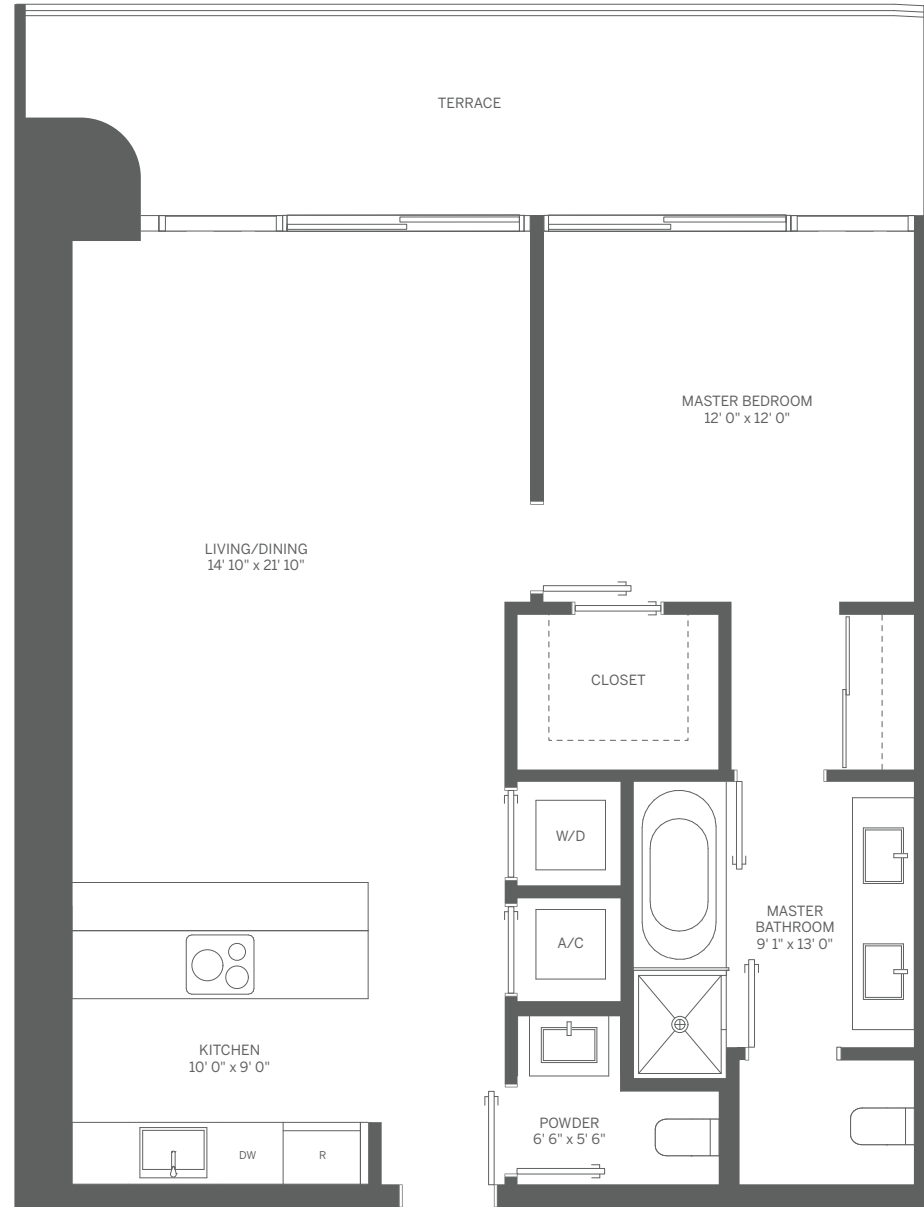
INTERIOR: 1,369 SF / 127 m² TERRACE: 288 SF / 27 m² TOTAL: 1,657 SF / 154 m²

Note: Terrace: 355 SF / 33 m² on Odd Floors
Terrace: 288 SF / 27 m² on Even Floors



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,253 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

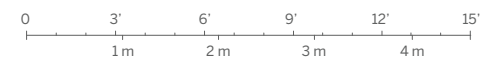


TOWER UNIT 10 1 BEDROOM / 1.5 BATH

INTERIOR: 906 SF / 84 m²

TERRACE: 182 SF / 17 m²

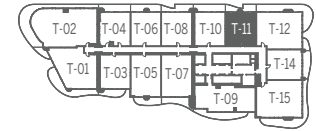
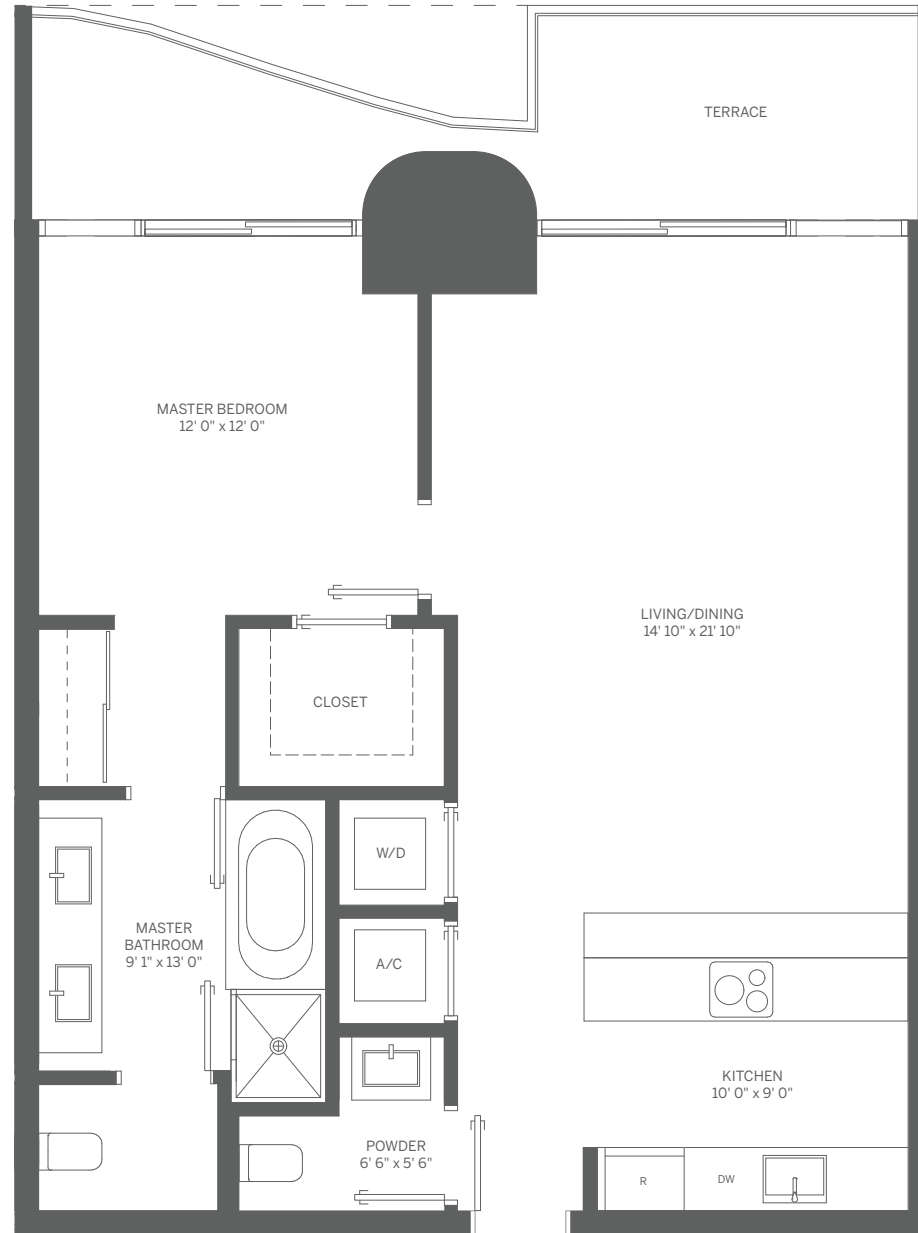
TOTAL: 1,088 SF / 101 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 839 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 175 SF / 16 m² on Odd Floors
Terrace: 145 SF / 13 m² on Even Floors

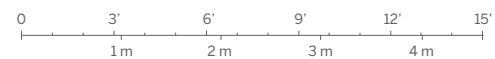


TOWER UNIT 11 1 BEDROOM / 1.5 BATH

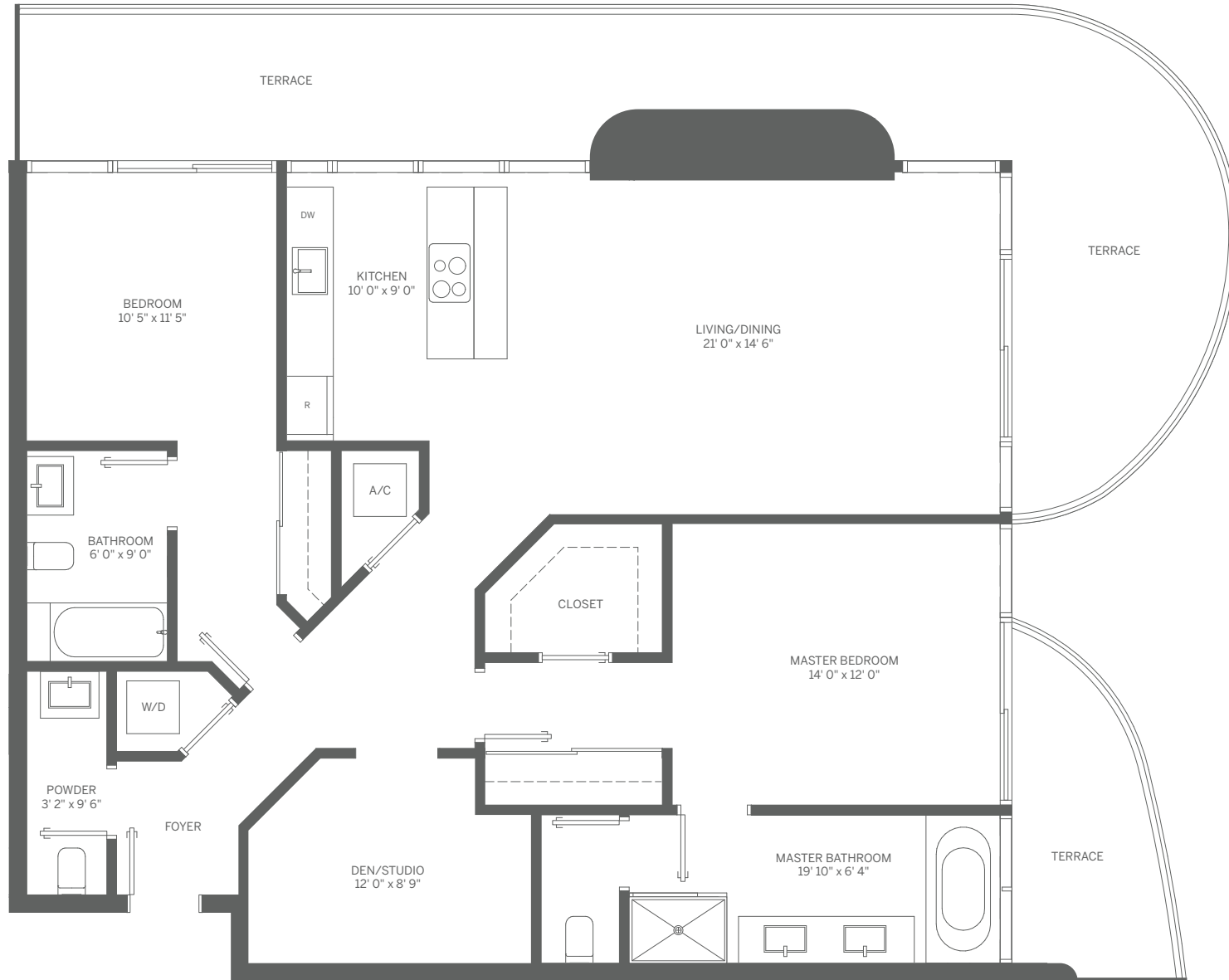
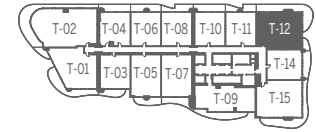
INTERIOR: 906 SF / 84 m²

TERRACE: 145 SF / 13 m²

TOTAL: 1,051 SF / 97 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 836 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

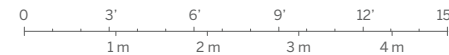


TOWER UNIT 12 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,446 SF / 134 m²

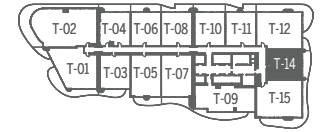
TERRACE: 506 SF / 47 m²

TOTAL: 1,952 SF / 181 m²



BRICKELL FLATIRON

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TOWER UNIT 14 1 BEDROOM / 1.5 BATH

INTERIOR: 933 SF / 87 m²

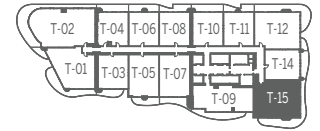
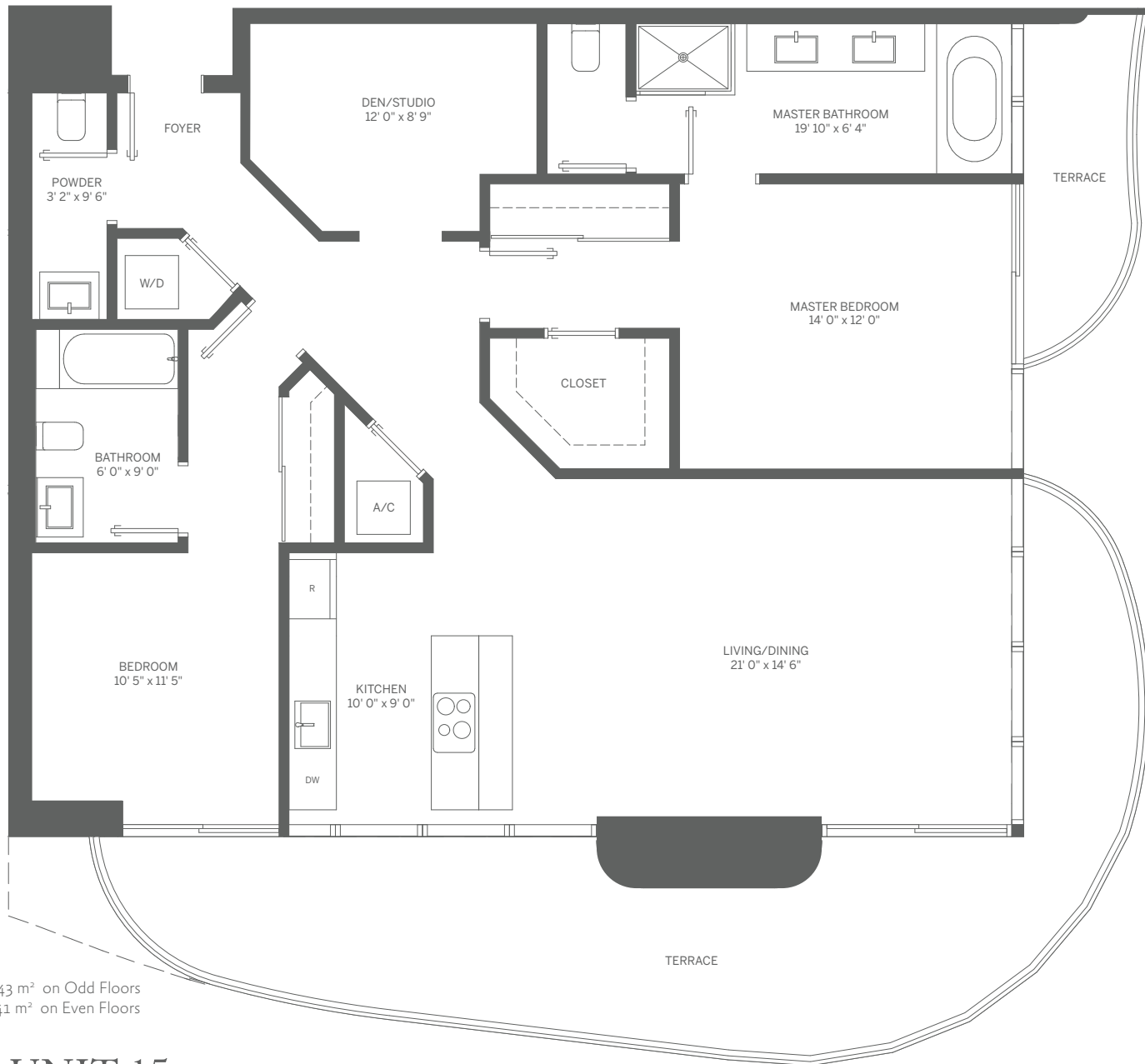
TERRACE: 174 SF / 16 m²

TOTAL: 1,107 SF / 103 m²



BRICKELL FLATIRON

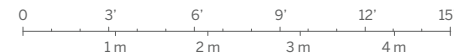
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Note: Terrace: 458 SF / 43 m² on Odd Floors
 Terrace: 438 SF / 41 m² on Even Floors

TOWER UNIT 15 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,446 SF / 134 m² TERRACE: 438 SF / 41 m² TOTAL: 1,884 SF / 175 m²

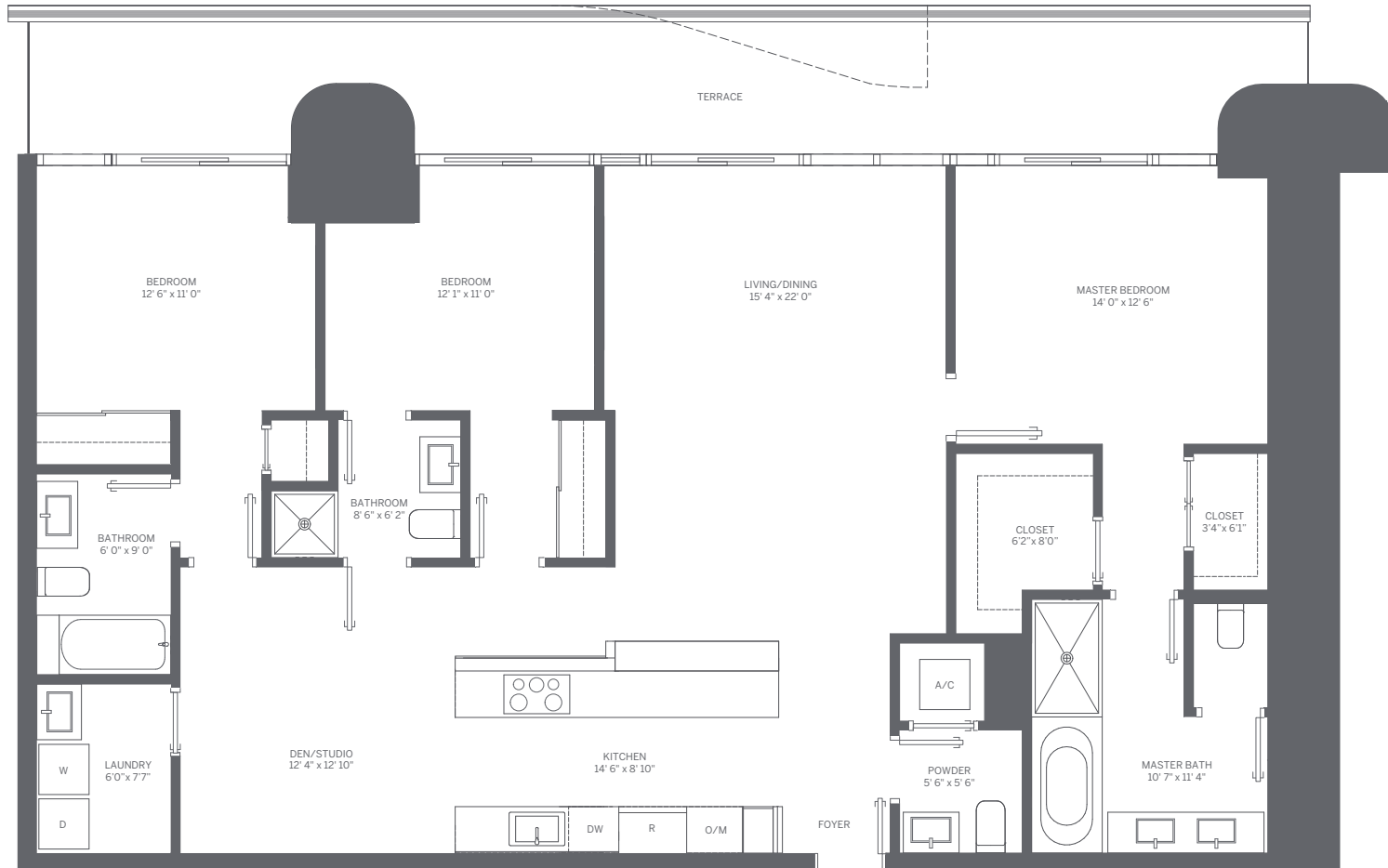


BRICKELL FLATIRON

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Note: Terrace: 355 SF / 33 m² on Odd Floors
 Terrace: 325 SF / 30 m² on Even Floors



TOWER UNIT 06 & 08 COMBINED

3 BEDROOM + DEN / 3.5 BATHROOM

INTERIOR: 1,804 SF / 168 m² TERRACE: 355 SF / 33 m² TOTAL: 2,159 SF / 201 m²

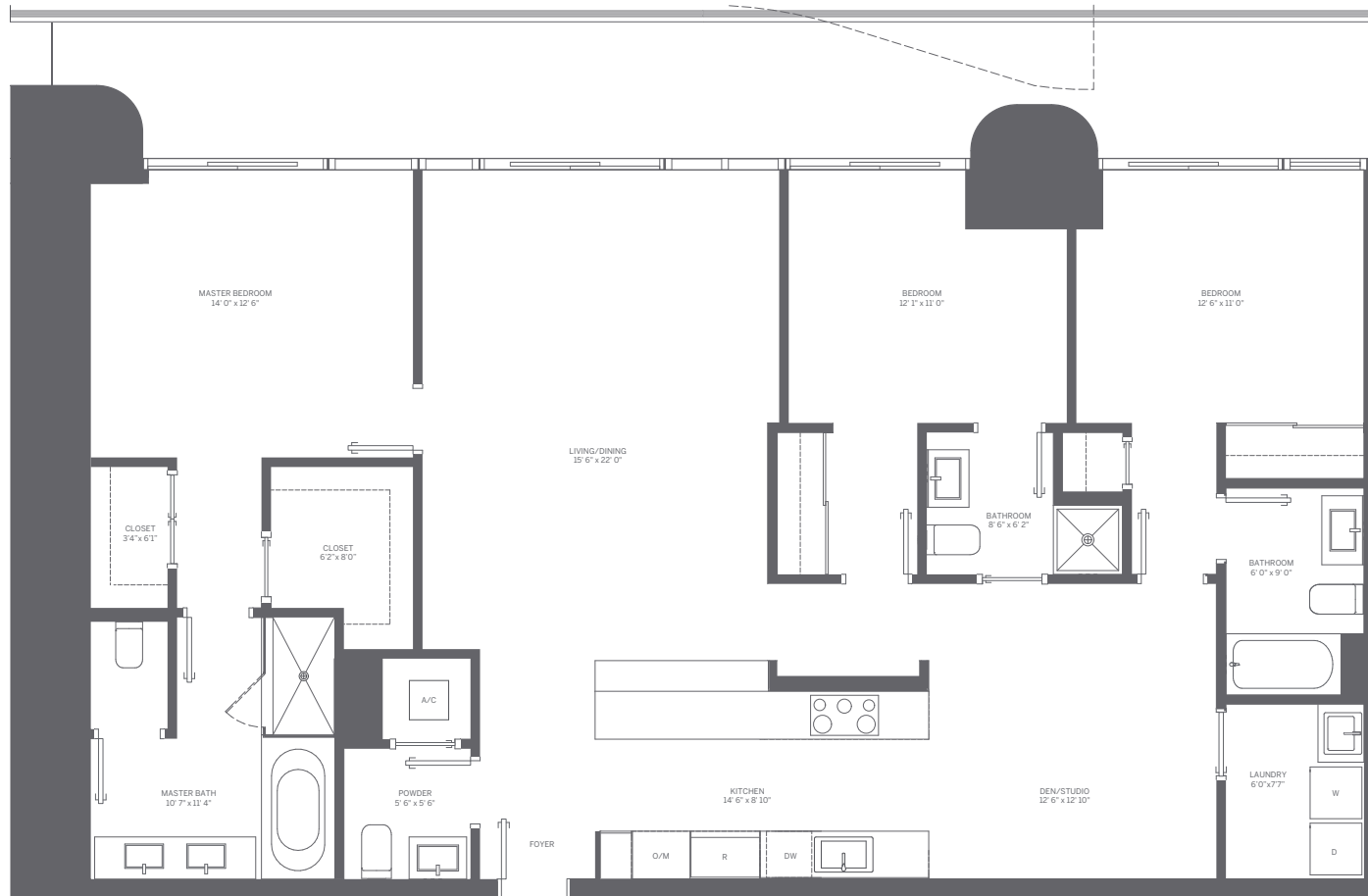


BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,681 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 355 SF / 33 m² on Odd Floors
 Terrace: 330 SF / 31 m² on Even Floors



TOWER UNIT 10 & 11 COMBINED

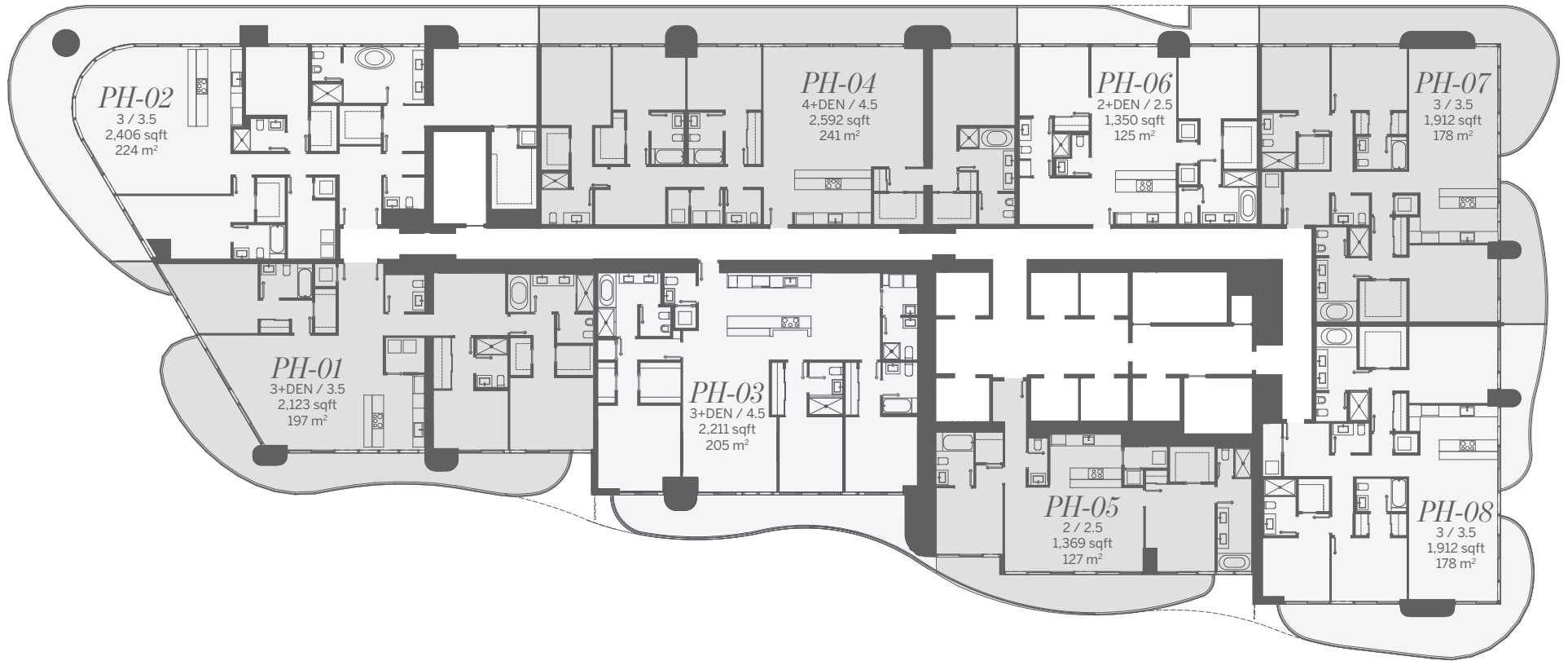
3 BEDROOM + DEN / 3.5 BATHROOM

INTERIOR: 1,812 SF / 168 m² TERRACE: 355 SF / 33 m² TOTAL: 2,166 SF / 201 m²



BRICKELL FLATIRON

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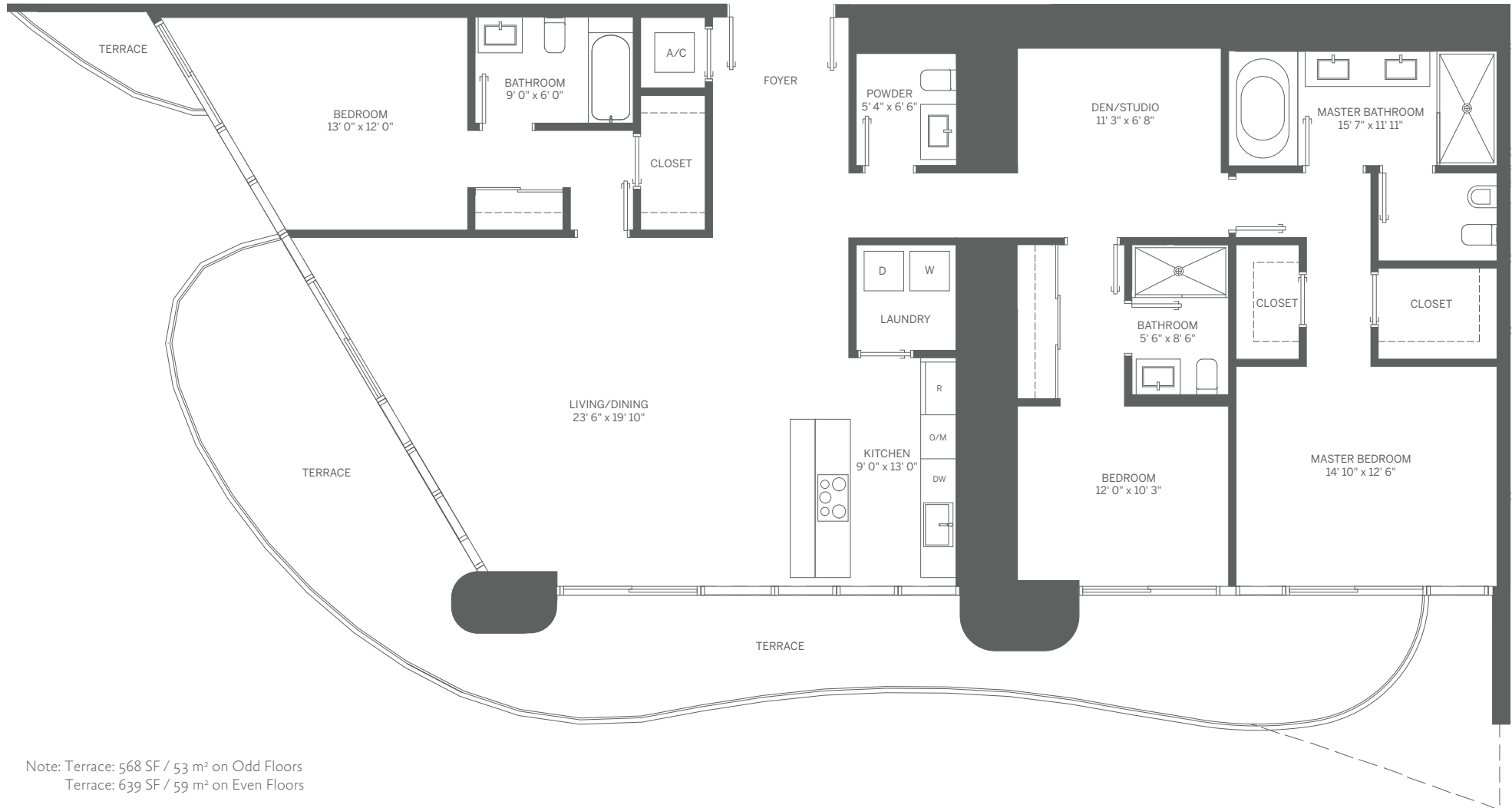
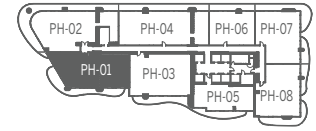
PENTHOUSE UNITS KEY PLAN

LEVELS 50-61



BRICKELL FLATIRON

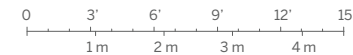
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



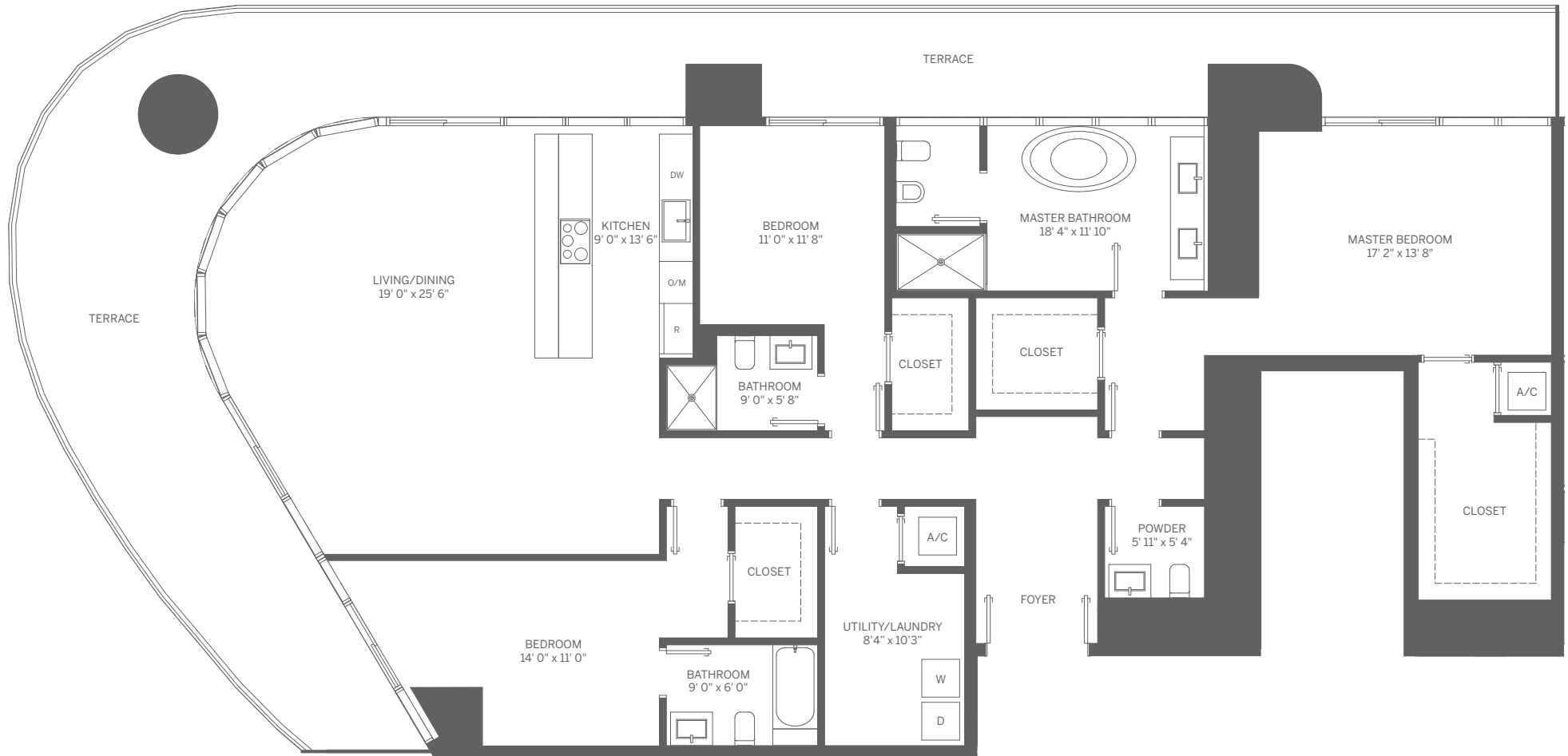
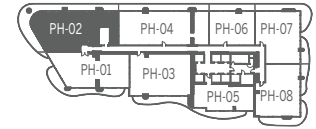
Note: Terrace: 568 SF / 53 m² on Odd Floors
Terrace: 639 SF / 59 m² on Even Floors

PENTHOUSE 01 3 BEDROOM + DEN / 3.5 BATH

INTERIOR: 2,123 SF / 197 m² TERRACE: 568 SF / 53 m² TOTAL: 2,691 SF / 250 m²

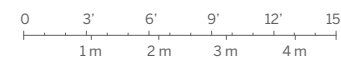


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,986 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

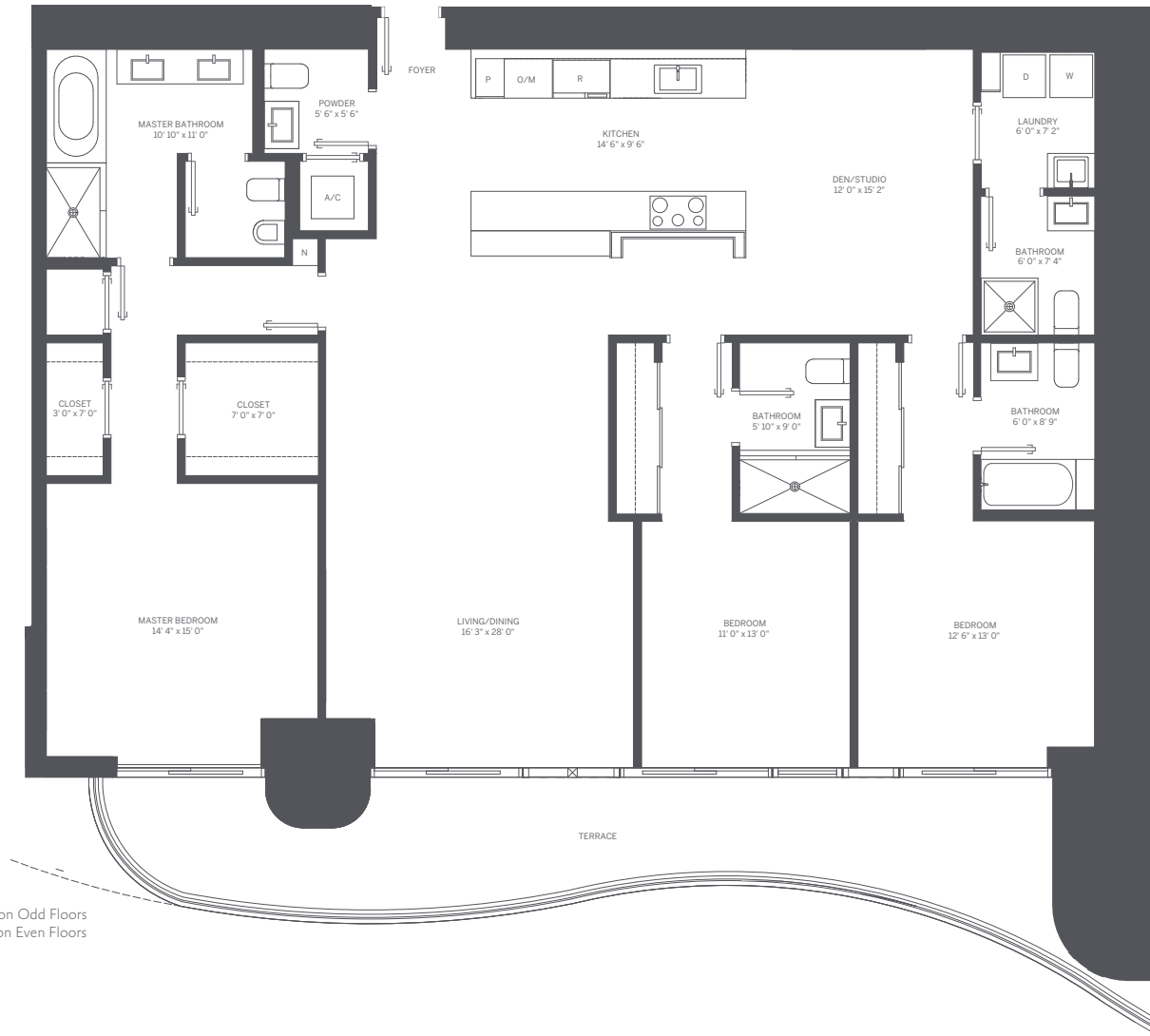
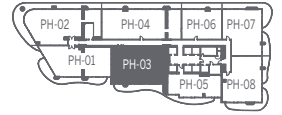


PENTHOUSE 02 3 BEDROOM / 3.5 BATH

INTERIOR: 2,406 SF / 224 m² TERRACE: 963 SF / 89 m² TOTAL: 3,369 SF / 313 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,255 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 340 SF / 32 m² on Odd Floors
 Terrace: 362 SF / 34 m² on Even Floors

PENTHOUSE 03

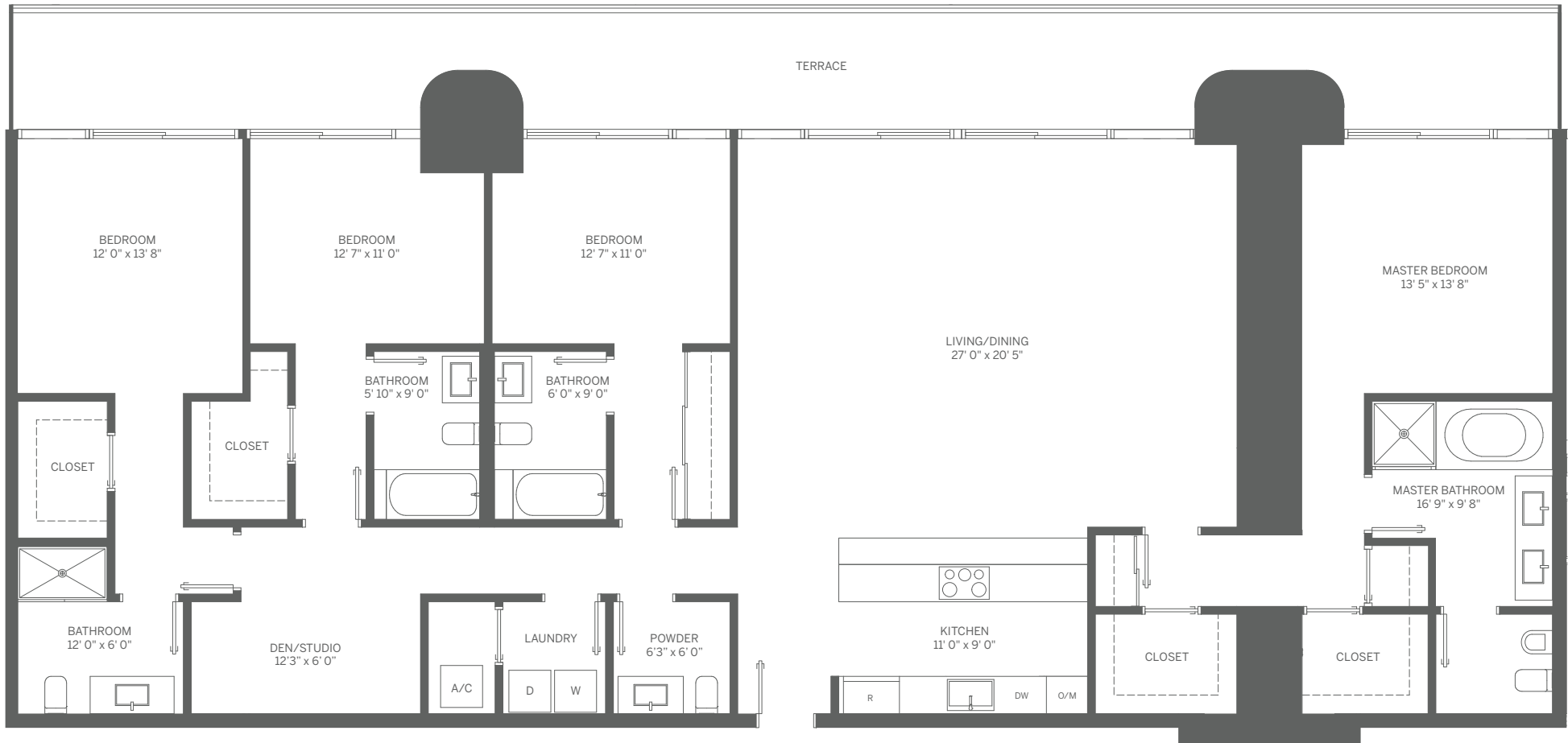
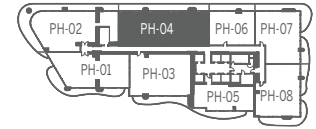
3 BEDROOM + DEN / 4.5 BATHROOM

INTERIOR: 2,211 SF / 205 m² TERRACE: 362 SF / 34 m² TOTAL: 2,573 SF / 239 m²



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,083 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

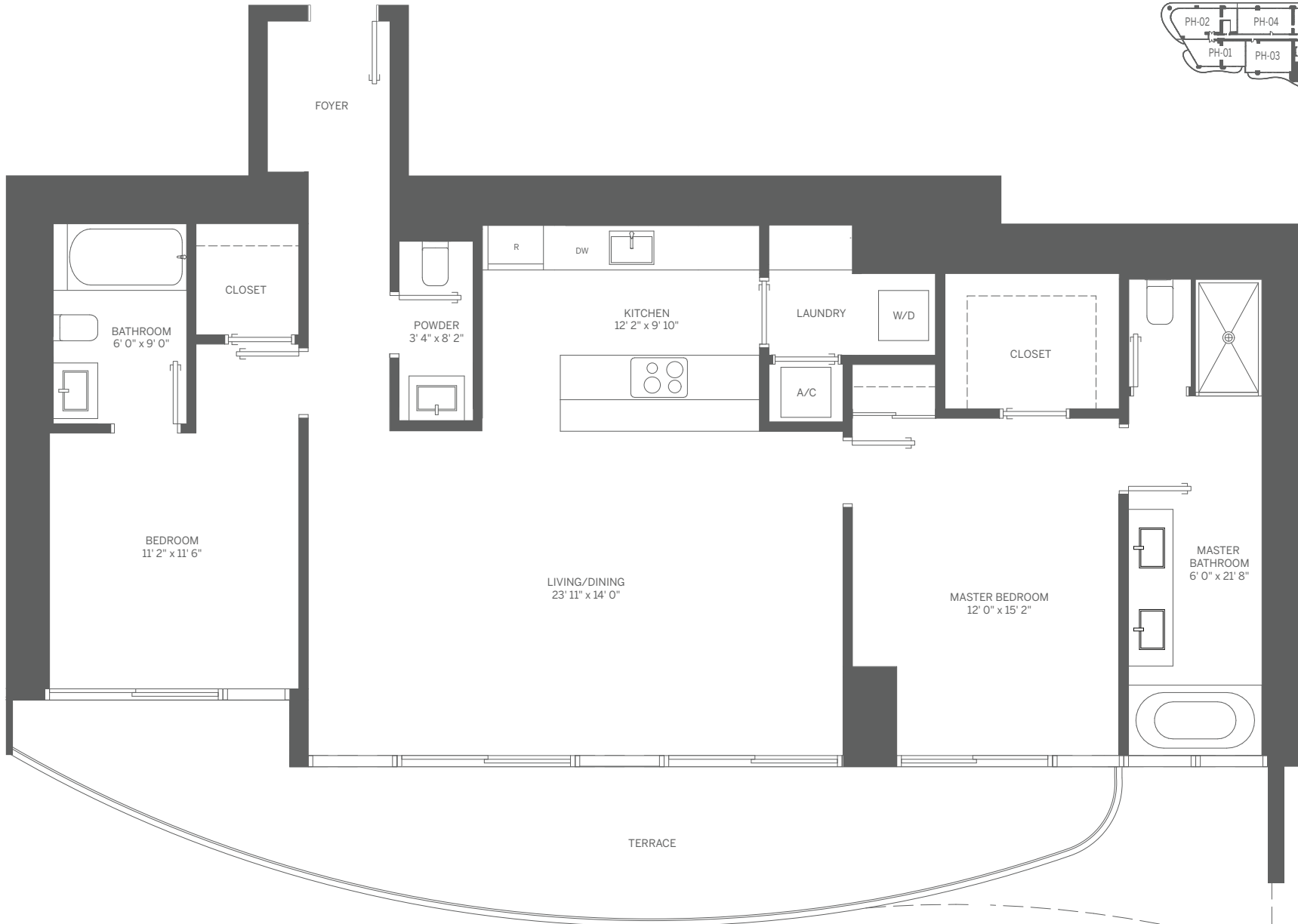
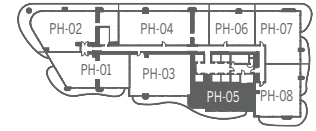


PENTHOUSE 04 4 BEDROOM + DEN / 4.5 BATH

INTERIOR: 2,592 SF / 241 m² TERRACE: 509 SF / 47 m² TOTAL: 3,101 SF / 288 m²



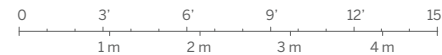
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,406 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



PENTHOUSE 05 2 BEDROOM / 2.5 BATH

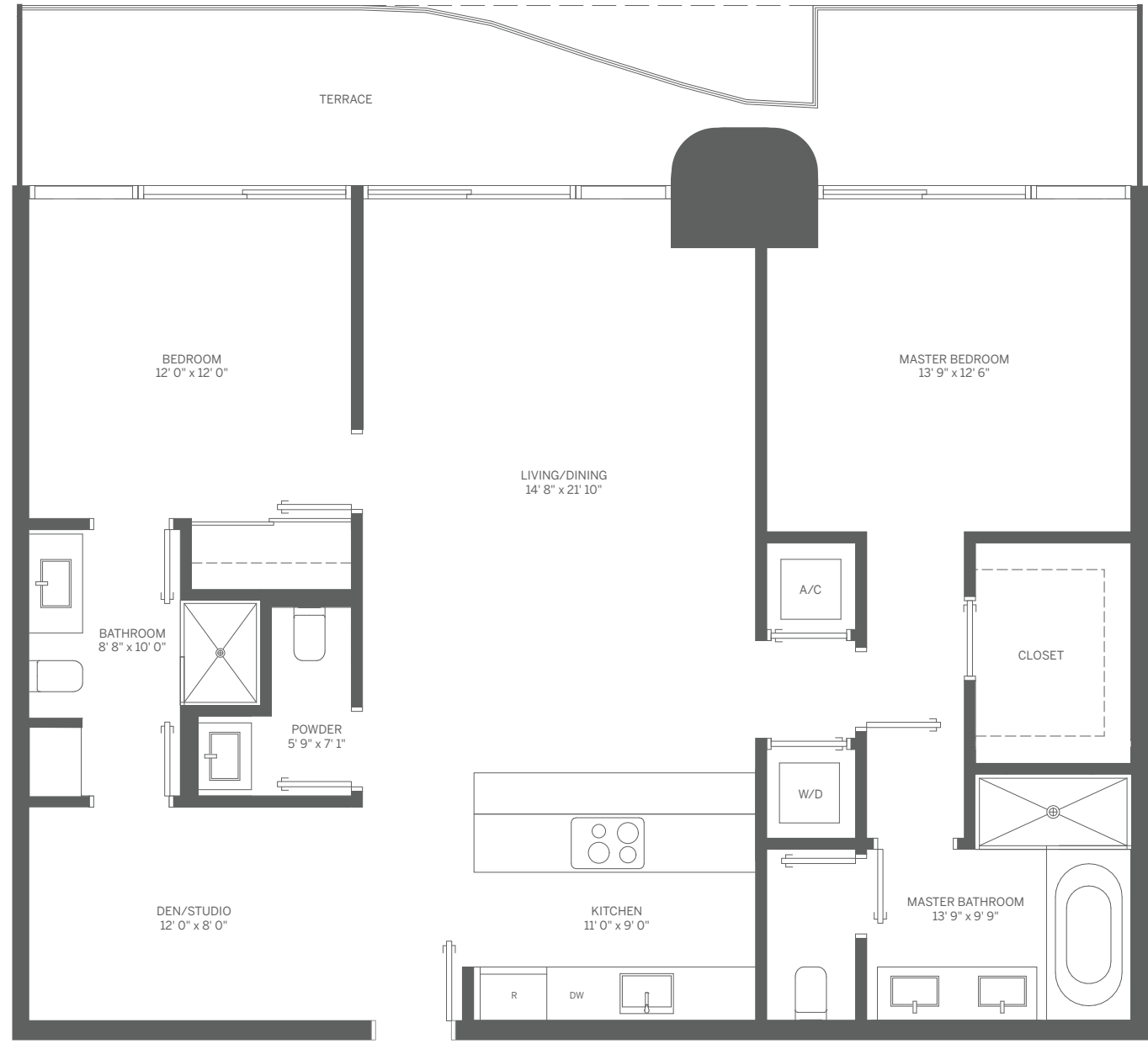
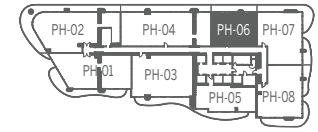
INTERIOR: 1,369 SF / 127 m² TERRACE: 288 SF / 27 m² TOTAL: 1,657 SF / 154 m²

Note: Terrace: 355 SF / 33 m² on Odd Floors
Terrace: 288 SF / 27 m² on Even Floors



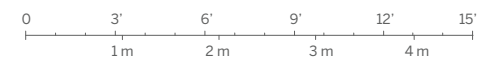
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,253 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

Note: Terrace: 267 SF / 25 m² on Odd Floors
 Terrace: 237 SF / 22 m² on Even Floors

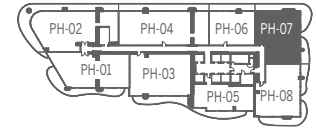
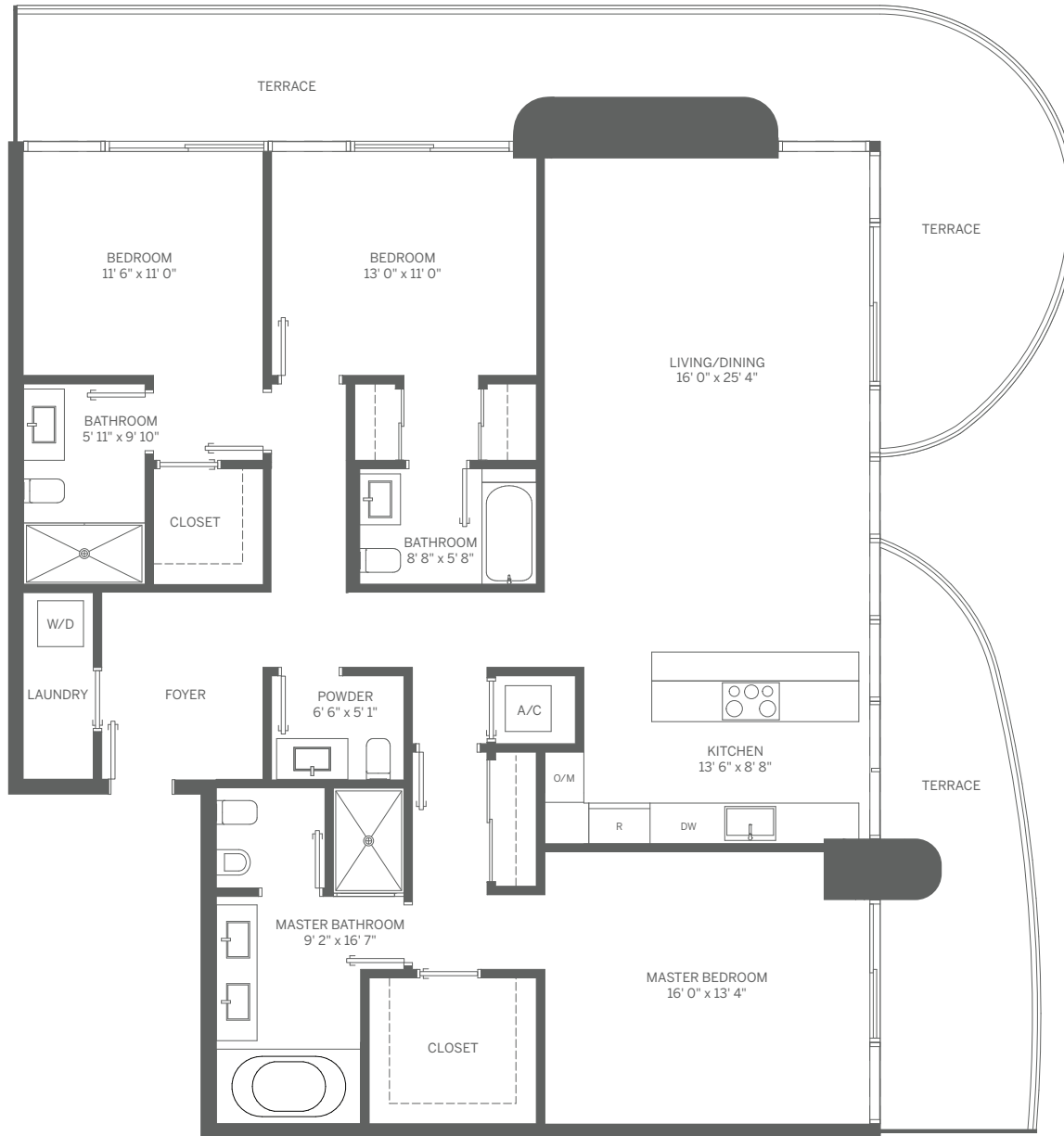


PENTHOUSE 06 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,350 SF / 125 m² TERRACE: 237 SF / 22 m² TOTAL: 1,587 SF / 147 m²

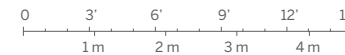


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,263 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

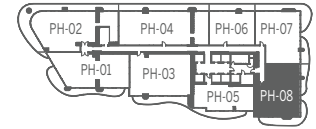
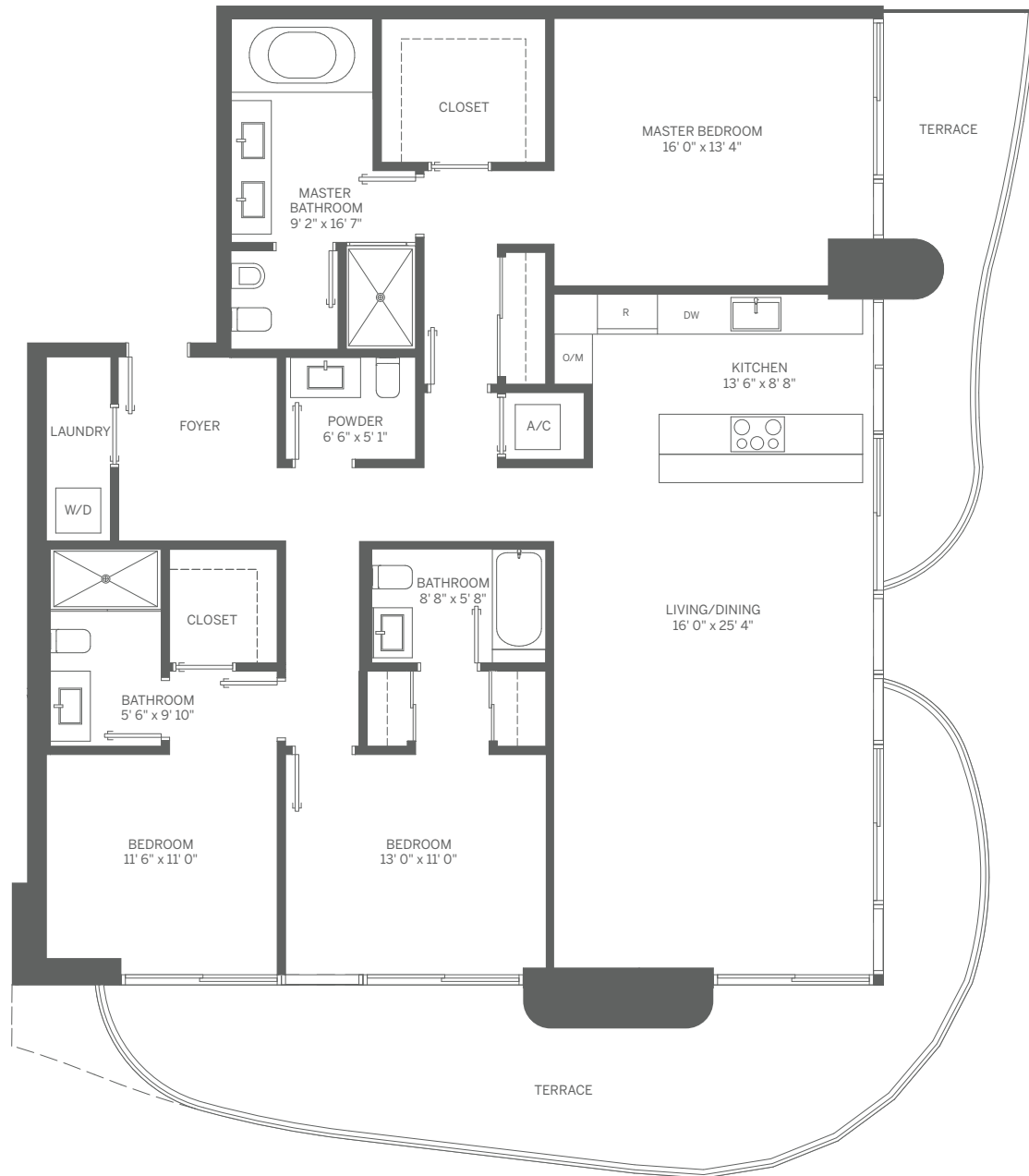


PENTHOUSE 07 3 BEDROOM / 3.5 BATH

INTERIOR: 1,912 SF / 178 m² TERRACE: 601 SF / 56 m² TOTAL: 2,513 SF / 233 m²



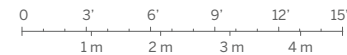
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,809 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 538 SF / 52 m² on Odd Floors
 Terrace: 518 SF / 50 m² on Even Floors

PENTHOUSE 08 3 BEDROOM / 3.5 BATH

INTERIOR: 1,912 SF / 178 m² TERRACE: 518 SF / 48 m² TOTAL: 2,430 SF / 226 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,797 SF. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.